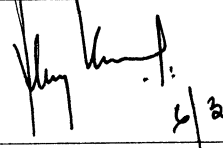



KZO/ADV/HSG/PROJECT/ 023 /2017-2018	Date:04.03.2017
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For Approval	 Zonal Manager
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**Gist:**  
 Memorandum seeking approval of housing project named **"AURUM(4 BUILDING (G+13 & G+14) )"** of Builder M/s. Blue Fox Projects Pvt Ltd at 36,B.T. Road,P.S.-Belgharia,Dist-24 PGS(N),Kolkata-700056 as recommended by Dunlop Branch/Kolkata Zone.

01	Name of housing project	<b>"AURUM"</b>	
02	Location of the project	36,B.T. Road,P.S.-Belgharia,Dist-24 PGS(N),Kolkata-700056	
03	Commencement date	June 2015	
04	Progress stage in %	Stage of Completion (%)	Source from:
		40	Dunlop Branch.
05	Completion date	June 2019 as per branch report.	
06	Number of Buildings	1 Tower(G+13) 5 flats in each floor & 3 towers(G+14) 6 flats in each floor in two building & 5 flats in each floor in one building	
07	Number of flats	286 flats.	
08	Average area of flats	1365 sq/ft	
09	Market saleable rate per sq. ft	Rs.3745.00/ for Block 1 & Rs.3690/-for 3 blocks.	
10	Accessibility to local transport and other facilities	All the buses (more than 15 routes) ran through B.T. Road touch the gate of the project, beside that several auto route are available & proposed metro station at Dunlop will be 10-15 mins from the project. Branagar Railway Station and Belgharia Railway Station is also within 15 mins.	
11	Name of Builder/Developer	<b>M/S. BLUE FOX PROJECTS PVT LTD.</b>	
12	Constitution	Company	
13	PAN details	AACCB1982H	
14	Date of Registration & Details	Memorandum & Articles of Association-02/09/1997	
15	Details of Directors	Name	Office address
		1)Anant Kumar Bhagat 2)Manoj Kumar Bhagat 3)Pawan Kumar Dhoot 4)Piyush Dhoot	5/1A, Hungerford Street, Kolkata-700108. Contact Person-SANDEEP SHARMA Mob-9874610033
16	Experience	More than 4 years	
17	Financials of the Firm.	Rs.50.00 crores approx.	
18	Past projects details	a) Club Town Heights b) Space Town c) Silver Spring d) Olympia Panache e) Reflection f) Time Residency	
19	Projects in hand	10	

20	Market Reputation	Very good and satisfactory	
21	Any adverse remarks of RBI/CIBIL.	RBI's	Name is not appearing.
		Defaulters List as of June,16	Neither name of the firm nor any partners is appearing in the said defaulters' list
		Wilful Defaulters List of June, 16	
22	Approved Plan	Approved G+13 & G+14 plan by Kamarhati Municipality dt-30/06/2015	
23	Construction Permission	Building sanction plan copy for the housing project is approved by Kamarhati Municipality and Fire and Safety recommendation for proposed construction of G+13 & G+14 storied under group Residential building at Mouza-Ariadaha-Kamahati, Premises No-36,Dag No-3439,3442,3443,3444,3448,3449,3450,3451,3452,3453,3454,3455,3456,3457 & 3458,Holding no-F-20 under Ward no-8, under Kamarhati Municipality, R.S. Khaitan No-21,877,907,2591 & 2592,J.L No-01,Touzi No-173,P.S-Belgharia,under Dist-24 PRGS(N) has been obtained from the Govt of West Bengal.	
24	Non Agricultural Land details	As per the title investigation report obtained from our bank's panel advocate, the nature of land is Bastu.	
25	Property Cards if any	N.A.	
26	Development Permission	Yes Agreement Copy of Development agreement between the landowner & developer on 18/10/2012	
27	Title Report Details	Panel Advocate	Gautam Kumar Mookherjee
		Date of Report	14.12.2016
		Search Fee Receipts	Receipt no. 730589 for Rs.60 and 415674 for Rs.30.00 is referred in the title report.
		Search Period	31 yrs. Since 1985- Nov 2016.
		Title Report	Enclosed.
		Property details	All that piece and parcel of Bastu land measuring more or less 240.89 Sataks(2.4089 Acres) together with multi storied building named as Aurum situated within Mouza- Ariadaha-Kamahati, Premises No-36,Dag No-3439,3442,3443,3444,3448,3449,3450,3451,3452,3453,3454,3455,3456,3457 & 3458,Holding no-F-20 under Ward no-8, under Kamarhati Municipality, R.S. Khaitan No-21,877,907,2591 & 2592,J.L No-01,Touzi No-173,P.S-Belgharia,under Dist-24 PRGS(N).

		As per TIC, the title of the seller/vendor in respect to the property is clear, marketable and free from all encumbrances. Further, it is opined by the panel advocate that the construction of the building is going on in accordance with the approved plan and he has examined the original previous title deed which is in the custody of the developer and found genuine
28	Site inspection visit	Site visit done by the Senior Manager Mr.Somnath Gupta of Dunlop Branch on 01.01.2017 and it is reported that the project is 40% completed and more than 90% of the flats are booked and no adverse remarks is observed by him.
29	Other information ,if any	<ul style="list-style-type: none"> <li>➤ Branch has informed that the locality of the site is good just on B.T. Road after Rathtala. Marketability of the flats in the said area is also good.</li> <li>➤ SBI vide letter ref no PAC/15-16/471 dated 30.03.2016 &amp; Canara Bank vide letter ref no KC: KOL: RL: PROJECT: 1515:2015-16: MC dated 06.01.2016 has already sanctioned HBL in this project.</li> <li>➤ Branch vide process note no. DB/1743/PROJ/APP/02/2017 dtd 18.02.2017 has informed that it has received one housing loan in this housing project and expecting more housing loan leads from it.</li> </ul>
30	Branch Recommendation:	Senior Manager Dunlop, vide note no DB/1743/PROJ/APP/02/2017 dtd 18.02.2017 has recommended for approval of housing project Aurum of builder M/s. Blue Fox Projects Pvt Ltd.
31	ZO Observation & Recommendation:	<ul style="list-style-type: none"> <li>i. The market report and past records of the builder M/s. Blue Fox Projects Pvt Ltd is reported to be good and satisfactory.</li> <li>ii. The company is having more than 4 years of experience in the construction line as reported by the branch.</li> <li>iii. Dunlop branch has received one housing loan proposal for finance in this housing project for one of our customer.</li> <li>iv. The title of the seller/owners in respect of the property is clear, marketable and free from encumbrances.</li> </ul>






v. Discretionary power for approval of housing project vests with Zonal Manager as per Discretionary Power policy 2013-14 dated 21.05.2014.

In view of the aforesaid, We recommend for approval of housing project AURUM of M/s. Blue Fox Projects Pvt Ltd as per terms and conditions enclosed.

PUT UP FOR APPROVAL.


  
Manager  
(Jyoti Singh)

  
Senior Manager  
(D Pal)

  
Dy. Zonal Manager  
(N. Raghavendran)



Terms & Conditions:		
01	Name of Housing Project	<b>AURUM</b>
02	Address	36,B.T. Road,P.S.-Belgharia,Dist-24 PGS(N),Kolkata-700056
03	Branch/Zone.	Dunlop Branch/Kolkata
04	Builder Name	M/s. Blue Fox Projects Pvt Ltd represented by two Director: 01. Mr. Anant Kumar Bhagat 02. Mr. Manoj Kumar Bhagat ; 03. Pawan Kumar Dhoot 04. Piyush Dhoot
05	Other Terms & Conditions	<p>a. Cross checking of the mortgage charge over the project's property is done in CERSAI and in case of charge created: NOC from the concerned financier is to be invariably obtained before sanction/ disbursement of any property loan in this housing project.</p> <p>b. Branch to explore the possibility of submission of certificate from structural engineer as per NDMA Guidelines by the borrower.</p> <p>c. Branch to ensure that construction is going as per plan sanctioned by technical expert before disbursement of Housing loan under this project.</p> <p>d. Ensure that the plan copy is verified by the panel advocate and there are no qualifying remarks.</p> <p>e. Latest tax receipt of the property to be obtained and kept on branch record.</p>
06	Branch to explore the possibility to approve other housing projects of the builder and canvass more and more housing loan proposals	
07	Upon completion, branch to obtain a copy of completion certificate and occupancy certificate issued by the competent authority and keep the same in branch record without fail.	
08	Branch to keep duly verified copies of all the documents referred by the panel advocate (i.e Srl.No.06 of page 03 & 04 of the title investigation report).	
09	Branch to keep duly verified copies of all the documents referred by the panel advocate (i.e Srl.No.06 of page 03 & 04 of the title investigation report).	
10	The sanction of this project does not tantamount to the sanction of housing loan under this project. The entire prerequisites requirement for the Housing Loan and documents related to Housing Loan to be obtained before the sanction of Individual housing loan under this project on the basis of merits of the proposal and as per bank's policy.	
11	BM to check/verify details of property/land on site <a href="http://banglarbhumii.gov.in">http://banglarbhumii.gov.in</a>	
12	Branch to ensure verification of all documents obtained from builder as genuine with originals.	

  
Dy. Zonal Manager  
Kolkata ZO.

